

**SOW for Routine Restoration Works at 467/2, Buller's Road**

The work consists of following restoration works at 467/2, Buller's Road, a US Embassy owned property. All the work shall be in accordance with recognized US and International Building and Construction codes. Construction shall be abided by all the Embassy rules and regulations including security and safety regulations.

The methods that the contractor will use need to provide continuous progress on the job site according to the projected timeline of six weeks. Any changes in construction from this Scope of Work shall be approved in advance in writing by the Contracting Officer.

All work described in this Scope of Work shall be completed by the contractor. The contractor shall provide qualified supervisory, technical, and labor personnel capable of meeting the embassy requirements. The labor force shall possess the constructional, carpentry, electrical, masonry, plumbing and painting skills for this project and sufficient staff to accomplish the work in a timely manner. The contractor shall provide all necessary material, tools, equipment, vehicles required for this work.

Contractor should ensure the minimum disturbance and no damages to the existing property of the premises and inside the building.

**1. Bathroom Upgrading**

- a. Vendor will provide quotation for four standard bathrooms in the house and the cost shall be separately shown for each one of them and the embassy may select all or few***
- b. Contractor needs to purchase and use embassy selected tiles for the floor and walls. Any other material required to lay the floor and wall tiles to be provided by the contractor including the tile grout and tile mortar. Take quotation to the closes matching available tile now with Lanka Tile as per the list below.***
  - a. Upstairs– Floor – TIM 900B, 2' x 1' – Lanka Tile
  - b. Upstairs– Wall – TRE 512D, 12" x 18" – Lanka Tile
  - c. Upstairs Border – C904E
  - d. Ground floor – Floor – MAF 576B – 20" x 20" – Lanka Tile
  - e. Ground Floor - Wall - TRE 512E , 12" x 18" – Lanka Tile
  - f. Ground Floor Border – RETB 011D

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\*\* All above tile selections are subjected to availability and matching tiles will be selected separately with the selected vendor.

- c. Remove all installed light fixtures, plumbing lines, valves and accessories to support the works.
- d. Extra care needs to be taken to avoid any damages to the valves, floor drains, cold and hot water lines, shower heads etc. Whatever removed during the construction need to be handed over to embassy in re-usable manner. All fitting should be replaced with American Standard' matching fittings and will be selected with the winner.
- e. Electrical and plumbing part of the work will be completely handled by the vendor having technical guidance form the embassy. Should follow heights industrial standard for electrical and plumbing system as per IBC.
- f. Prepare the space to do the tiling on top of the available floor and wall. This may include removing of some of the installed bathroom fixtures and fittings or accessories. Should be handled carefully to avoid any sort of damages that may cause vendor to replace free of charges to USG
- g. Need to chip the available floor tiles and make the available surface rough enough to lay the new tiles.
- h. The wall tiles need complete removal and plaster back the old walls to fit the new tiling. Depend on the condition of the wall plaster, vendor must use chicken mesh and plaster thick enough to ensure precise level surface suitable for wall tiling.
- i. Lay the new tiles having no extra gaps or misalignment in any direction. Keep minimum or no gaps for floor tiles and keep 1.5 mm gaps for wall tiles to ensure proper bond between tiles.
- j. Tile all the walls up to the ceiling height. Use tile grout to fill the tile gasps having equal tile spacers.
- k. Tile border of above selected type should be installed around the all walls as per the site instruction at a height determined by the time of construction.
- l. It is required to cut the tiles in to relevant dimensions only outside the house using technique to minimize the airborne particles. Extra care should be taken to have the precise dimension of the cut and angle for proper alignment. Any cut or finish not meeting the standard look need to be replaced at vendors cost.
- m. Should avoid any unevenness on the floor and ensure free water flow in to the flow drains in the floor and inside the shower cubicles.

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- n. Any modification to the walls, bathroom fixtures or plumbing need to be handled without any support from the embassy. Must use uPVC 100type for cold water and 15mm PBT pipes for hot water. Complete plumbing system up to bathroom shall be replaced with standard two consular valves for hot and cold water in each bathroom.
- o. All faucets, bottle traps, bathroom accessories, shower heads should be 'American Standard' bath ware such as toilets, sinks, and Bathtubs should also be 'American standard' of premium quality as close as to the available sizes that will be measured and take notes by the vendor as instructed by site visit.
- p. The level differences in the wall or floor as results of the newly laid tiles should be taken care to ensure functionality of doors, windows, under counters cabinets etc. Any modification related to carpentry or masonry will be done by the contractor
- q. All available counter granite top should be replaced with Grade 1 granites of minimum 1" thickness. Sinks embedded into the granite should be replaced with a new compatible American Standard type matching the available cut hole. Take note for each bathroom during the site visit.
- r. It is required to make threshold for doorways entering and exit the bathroom and shower cubical. It is a must to ensure a smooth transition between any floors.
- s. Must be able to carry out vigorous grouting job to ensure 100% seal between tiles. Vendor should seal all the pores after drying out the initial grout.
- t. New ceilings to be constructed as per the site visit only for the bathrooms that has not been renovated recently. GI box bar, C channels, Elephant Brand Most Block bords – **To be verified during the field visit.**
- u. New vanity cabinets to be made of solid wood, preferably Grade 1, matured Lunumidella' and water base finishes as per the site instruction.
- v. Mirror should be replaced with frameless, pencil edge type and should be installed with branded LED mirror lights.
- w. It is required to ensure free water flow from the floor drain of the shower cubical and from all floors and vendor shall install new catch pits, floor drains, drain path as required.
- x. Any water stagnating in any part of the floor should be avoided and the work will not be accepted if any deficiencies are found even after completing the construction.
- y. All available electrical light fittings and fixtures should be replaced with new branded LED lights of replaceable E27 lights that will carry minimum two years of warranty.

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Two per bathroom and a mirror light. Vendor will get the count during site visit as per the site discussion.

- z. Old shower cubicles in bathroom should be replaced with fully tempered ½" thick frameless glass cubical with stainless steel fittings, hinges handles, towel racks and accessories. Vendor should use proper glass beading (magnetic beading) to avoid water slashing to outside while the shower is in use. Any water splash on floor should be avoided even at later stage after completing the works if it happens due to poor workman ship or used material.
- aa. One bathtub of one bathroom shall be installed by the vendor and that will be discussed **during the site visit**. One freestanding bathtubs to be included for the bathroom renovation works. Freestanding model M706 (or any close model available), Acrylic from Jeewandara Ceramic, Land Phone : 0112 816 660 / 0112 805 536 Mobile : 0773 583 690 / 0772 268 744 carrying five years of warranty
- bb. The level differences in the wall or floor as results of the newly laid tiles should be taken care to ensure functionality of doors, windows, under counters cabinets etc. Any modification related to carpentry or masonry will be done by the contractor. Any functional issues of available doors and windows should also be repaired to ensure smoother operation. Also all windows, doors and frames need refinishing if not get replaced. Necessity will be discussed during the site visit.

**2. Levelling Master BR floor and Tiling**

- 1. The floor differences in the upstairs master bedroom need filling with chip stone, sand, cement mixture to level with the existing floor level
- 2. All floor area, as per the details in drawing, should be re tiled with Lanka Floor tile of size 800 mm x 800 mm LAN P071A (will select a close by model with the selected vendor) type on top of the existing floor tiles.
- 3. All material required to lay the floor tiles to be provided by the contractor including SwissTech tile mortar and grout
- 4. It is required to make threshold for doorways and for any other level difference because of raising the floor level using the tiles. It is a must to ensure a smooth transition between any floors. As a result of the same, if the available doors become inoperable, the vendor will make the necessary adjustment so that the introduced mismatch can be rectified appropriately
- 5. \*\* all other details as per the additional description given in item 4 below and vendor shall follow

**3. Paving around house**

1. The area marked in the drawing of 1785 sq ft to be paved with necessary cleaning, levelling, compacting, draining, and filling as per the site instruction
2. The paving block should be of grade 1 made by LHP or Amtrad or MASCON
3. Installation shall be done as per the manufacturer's recommendation with standard compaction method so that no settlement can be seen withing two years after paving.

**4. Installation floor tiles – upper floors balcony and storeroom**

- a. Approximate area of both floor area is 160 sq ft.
- b. Vendor shall do floor tiling works in the areas as given in the drawing including ground floor storeroom and upstairs balcony. Vendor shall verify the provided details in the drawing during the site visit.
- c. All floor area, as per the details in drawing, should to be re tiled with Lanka Floor tile of size 800 mm x 800 mm LAN P071A (will select a close by model with the selected vendor) type on top of the existing floor tiles.
- d. All material required to lay the floor tiles to be provided by the contractor including SwissTech tile mortar and grout. The exact tile details to be provided during the site visit.
- e. Remove all installed electrical, telephone or plumbing lines to support the works. Any installed furniture or fixed items affecting the tile replacement work to be removed carefully such that they should be installed back at the same places without any damages.
- f. The floor need chipping and making rough and filling up with a masonry plaster to level the floor with the rest of the floors surrounding as per the site instruction as necessary to ensure rigid and level floor and for the proper bonding of new floor tiles.
- g. Vendor shall do the additional concreting and necessary base work as per the drawing given and site instruction.
- h. Lay the new tiles having no extra gaps or misalignment in any direction.
- i. Any cut or finish not meeting the standard look need to be replaced at vendors cost. Any tile edges chipped or damaged due to cutting should be replaced.

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- j. Should avoid any unevenness on the finished tiled floor. Vendor should try and apply maximum effort to keep the tile design in the whole floor by paying attention to the alignment and joints and sealant.
- k. It is required to make threshold for doorways and for any other level difference as a result of raising the floor level using the tiles. It is a must to ensure a smooth transition between any floors. As a result of the same, if the available doors become inoperable, the vendor will make the necessary adjustment so that the introduced mismatch can be rectified appropriately
- l. Must be able to carry out vigorous grouting job to ensure 100% seal between tiles. Vendor should seal all the pores after drying out the initial grout.
- m. All the removed wood cupboards, shelves need relocating and installing together to make them functional as expected
- n. The walls, nearby floors and any other affected area due to the construction of the new floor need refinishing and color washing appropriately to set up the original condition
- o. Any damages on tiles or the floor appearing after completion of the work should be repaired/replaced for a period of two years free of charge

**5. Installation of granite top and wall tiling in pantry**

- 1. New granite top will be installed by replacing the available wooden countertop as per the drawing.
- 2. It is not required to remove the existing under counter kitchen cabinets to make the space support the granite top. But the existing wooden top should be removed and adequately strengthen the available wooden structure to support the additional weight of the new granite top. All wooden structural part must be of grade one quality treated kempas wood as applicable per the analysis done in the site visit.
- 3. The granite work top should be of 1" thick, edge should be doubled to make a thick look, with smoothen edges having machine cut and properly sanded to minimize any water penetration. The edge should come out of the structure minimum about 1.5" (doubles size) to avoid water pouring in to the wooden cabinets
- 4. The wooden set of cupboards and drawers need to modify and install inside the structure as applicable by keeping the same working height as applicable and per the analysis during the site visit
- 5. The granite top should be installed with either in 100% level with the floor or tilted slightly towered the edge so that no water is stagnated along wall.

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6. The edge should go below the wall tiles and all edges must have waterproof sealant.
7. The Stainless-Steel double bowl sink should be replaced with a similar industrial type, grade 1 branded product. New, Long neck type swivel faucet of American Standard should be installed by the vendor
8. Vendor should re-finish all the wooden cupboards and its structure to improve the aesthetic and to ensure maintainability
9. Vendor should re-finish all the wooden cupboards and its structure or all wooden parts and articles in the kitchen to make final look is stunning.
10. New cables. Wall outlets, GFCI (Embassy will provide), conduits etc. needed for complete replacement of electrical outlet and lights shall be done by the vendor. Need 8 outlets, four LED under counter lights
11. All available old and damaged wall tiles will be replaced with Lanka Wall tile 4"x 12" white tiles with SwissTech tile mortar and grouting. Need to provide new electrical outlets as per the available number and by adding three new sockets. Embassy will provide GFCI for those outlets.

**6. Replacement of roof ceiling**

1. Vendor must forward the quotation covering all the area highlighted in the drawing
2. Vendor shall use separate team for the ceiling installation work if the same vendor wins this contract with range of the other constructions work in this residence or another.
3. Vendor shall protect all installed alarm cables, Data cables, TV cables and their components such that the system should work at the end of the project. Any malfunctioning due to the damages is the sole responsibility of the vendor and he shall attend all such repair works as per the relevant section direction and final decision by replacing or repairing as per their determination.
4. Work floor area in upstairs rooms should be adequately covered with the 1/2" thick plywood in order to avoid any damaged to the floor surface and to contain the material. A top cover on top of the plywood decking also to be provided. Vendor should cover the wooden floor of the rooms such that no damages due to this installation works could occurred in any means.
5. No ladder or scaffolding is allowed directly on the floor unless the floor is covered appropriately. They may use cardboards or thick rubber mats and a polythene top

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- cover to avoid scratching or pressing damages on floor. This will be strictly check and simple polythene cover will not be allowed and revoke such setting up.
6. Vendor shall inspect and marked all the available electrical cables, water pipes, casing, ceiling fan hooks etc. on top of the roof ceiling so that all such cabling and piping should be replaced at the end of the installation of new ceiling work.
  7. Embassy will remove all the electrical cables on the ceiling and vendor shall remove them from all lighting/fan/switching points on walls. Embassy will replace all electrical cables on top of the ceiling from the nearest DB panel.
  8. Vendor shall purchase and install all service points on wall such as switching, lighting, fans, ACs and any other as per the existing system. All conduits, electrical light fixtures and Branded LED lights will be provided by the vendor as explained below.
  9. Each room should have four electrical light fittings
  10. All ceiling fan hook should be replaced with galvanized heavy-duty hooks of minimum loading capacity of 50 kg.
  11. Vendor shall remove all deformed wooden planks, 2" x 4" rafters, 2"x2" main frame and 1" x 2" reapers on ceilings structure without introducing extended damaged to the wall joints and available main structure of the roof.
  12. The ceiling structure should be made of 2" x 4" purlins for spans less than 15' and 2" x 6" purlins for spans larger than 15' and 1" x 2" cross C bracing. All material should be SLS certified Heavy Duty GI box bars and C channels according to the size explained above. Maximum allowed space for the gypsum board is the size of square 2' x 2' in any direction.
  13. Vendor shall calculate the deflection of the beams of 2" x 4" and should not use alone when the distance is more than 15' wall to wall. Such beam need reinforcement, or the same method use in the site as seen during the site visit. Optional box bar of larger size can also be used. Selection of the box bar should be done under a consultancy of a chartered civil engineer to avoid any ceiling deflection in a later stage and formation of cracks on board joints when somebody walking on the ceiling for essential repair works.
  14. The structure will be embedded into the wall with necessary wall slots and retainers that will be finalized during the site visit



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15. Vendor will do one room at a time and the whole work should be completed before move in to the next room as we have to finish whole works in a room by room base in order for the rest of the team to inspect and plan their part of the works.
16. It is required to install ceiling board on the GI structure. Gypsum board of 4'x 8' should be of the superior quality Elephant brand. The type is Moist Bloc Moisture resistant gypsum boards.
17. Vendor should provide all the gypsum boards for the new ceiling in enough quantities and any damaged or deformed boards will not be accepted.
18. The ceiling structure should be made such that the gypsum boards should not have any free hanging larger than 2'x2' and joints of the new gypsum boards are directly on 2"x1" battens of GI box bars
19. Vendor shall remove the design moldings, other installation etc. carefully without damaging to install back on top of the new roof ceiling if require. He needs to mark the lines, places and pattern exactly as in place now. Optionally new molding along the ceiling and wall joints should be installed. The new ceiling boards will have to be installed such that there are very low degree of level differences in order to finish the ceiling with not cross molding in any of the joints
20. The total ceiling structure should be painted with CIC Aluminum sealer after installing and leveling. All joints should have joints tapes and joint fillers as applicable.
21. New gypsum boards need to be installed on wood structure using screws and screw driver. Hammering is not allowed
22. All board joints should have treated wood molding of 1.5" made of 'Lunumidella' with three sequential routed lines to show 4' x 4' square design pattern. Wall-Ceiling edge bedding should be 2" x 2" size convex design of minimum three routed lines made of same 'Lunumidella' wood. All beading should have aluminum sealer two coats and two top coats.
23. The joints should be bonded with netted joint tape and finish with necessary primers and joint sealant like paintable silicone (Putty is not allowed). The joints should never ever separate due to any reason and extra care should be taken to make sure the joints are best done to avoid any such defects later. Any such defect in this newly done ceiling lead vendor to re do without any payment up to five year of life span.
24. Any damage on ceiling is not acceptable and the vendor should replace such damaged boards immediately even after complete installation.

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25. Entire ceiling should have one CIC primer coat and two to three coats of CIC emulsion paints.
26. All the affected walls from floor to ceiling should be painted with CIC emulsion brilliant white after standard surface preparation of applying putty on wall cuts that installed electrical conduits and any other items and sanding upon drying out to level edges. This includes all the hallways, stair case, all walls in rooms, etc. Any area that affected by material movement, work processing and or installation should be considered.
27. Any other construction or finishing up works to ensure the functionality of the ceiling and the appearance after installation need to be carried out by the vendor unless otherwise the cost of such item is beyond the original SOW and largely deviate from the guidance given in the field visit.
28. Vendor should purchase square shape modern LED recessed ceiling lights - four (04) for each room and the sample/tech details should be provided with the quotation. Two LED of 7W/10-12W should go in to each such light fixture. The light fixture and the LED bulbs should be of Number 1 quality having 4 or more energy star and comprehensive warranty coverage more than two years. Vendor will install them in the newly installed ceiling. The necessary electrical wiring and the wall switches should be installed such that each light fixture must have separate switch. The light holders should be screw type and the light fixture should be rated for heavy duty industrial application carrying certification for minimum three years of warranty.
29. Vendor shall install walkways of 15" wide made of light weight treated kempas wood on 2" x 4" box bars from the top side of the ceiling so that anybody can safely walk inside the ceiling on them. The walkway should cover each room running across the room close to the center part of the room and hallways. – Only need one such planks of to the center of the room in this project.
30. Vendor must take extra effort not to damage any original condition of the house or its installed items in the house and be responsible to hand over the house in same condition. Any issues due to construction will lead vendor to replace/repair them appropriately by a meaning determine by the embassy professional.
31. All debris must be removed from the property and take way without piling up unnecessarily.

32. Vendor must do proper cleaning including the vacuuming all floors, painting walls and all related make ready works in all the rooms and the affected area by the project.

33. Any other related work to finish up the installation of the ceiling should be consider with the quotation and included.

Embassy will reserve the right to order partial work and pay for the works attended if the project completion rate is unacceptable

## **7. Windows Upgrading**

**\*\* JELD-WEN Energy Star Compliant 05 numbers of Windows will be provided by the embassy.**

### **Installation of 5 Windows of size 60" x 48"**

- i. It is required to remove existing windows, window as shown in the drawing by taking extreme care to avoid any potential structural damages in any part of the house. Vendor shall evaluate the need for demolition around the frame such that the damage could be minimal in the structural part of the walls in order to install two new windows of various sizes as given in the drawing
- ii. As there are no iron grills installed inside of theses windows, new grills are to be installed using outer frame 1.5" x 1.5" heavy duty box bars, 12 mm cross bars, 1"x 6 mm flat bars and Zn-Phosphate primer and two topcoats. Grills should be installed using 4" anchor bolt and welding or with firmly fixed  $\frac{3}{4}$ " iron bar supports embedded inside the wall while doing the new window frames. All the accessories in the grills should be installed back and the operable grills should be smoothly functional.
- iii. It is required to build RCC lintel with 10mm four bars for each wall opening to support the weight of the walls on top of the window. The existing lintel will not be usable as the sizes of the windows are going to be changed. The opened wall spaces need to make standard size having a RCC (four bars of 10 mm tore steel) lintel on top. Balance space on top of the walls will be covered using clay bricks and cement mortar.
- iv. The wood frame made as per the following requirements should be embedded into the wall using the clamp and the fastener frame nailed into the main frame. It is necessary to level and plumb the frame to avoid any deviation or misalignment of the windows later.

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- v. Verify the width and the height of the window area are each  $\frac{1}{2}$ " smaller than the rough opening width and the height
- vi. Verify the masonry finished window opening is square. Maximum allowable deviation from square is  $\frac{1}{8}$ ". Also verify the opening is level and plumb. Maximum allowable deviation is  $\frac{1}{16}$ " for 2' of length
- vii. The vinyl windows should be mounted in to the following wood frame before place it in the wall or, if vendor is quite sure about the dimensional integrity, he can do the placement at the end of fixing the frames in to walls. It is necessary to ensure smoother function of the window sashes and locks at this stage. Any modification or adjustment of the frame or the window need to be done so that the installed window will meet both functional and aesthetical requirements
- viii. Build a solid wood frame using treated Kempas (finished section of 2"x 4") of the size of the outer frame of the windows so that the collar can be screwed in to the wood frame using 6 x 18 x  $\frac{3}{4}$  wood screws. Each window panel should measure first to get the appropriate frame size as slight deformation and manufacturing defects can be seen.
- ix. The misalignment/deformation of the vinyl window frame or the wood frame need to be properly adjusted/modified so that the functionality becomes standard and smooth. The wood frame should have external support trim nailed around the frame using 1  $\frac{1}{4}$ " x 1" (treated Kempass with wood preservatives) so that the frame can be properly embedded in the wall.
- x. The frame should have one coat of causeway wood preservatives, one coat of Dulux Wood Aluminum Sealer and two coats of Dulux Gloss Plus in white color. The vendor should use masking tape or similar to protect the partly painted and finished frame from the masonry works. All the finish should have spotless white color appearance.
- xi. Any gaps present in the wood frame and the window frame need to be filled using paintable silicone (Acrylic Sealant- V-tech, VT-220). Finally it is required to put a wood trim of 15mm x 1" inside of the frame so that the trim will be nailed using brass panel pins of  $\frac{3}{4}$ " size. The finishing should not have any gaps present around the frames and any part of the complete installation. The finished installation and the plastering work ultimately will work as a single composite unit in the wall.

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- xii. Placement of the wood frame should be such that the window frame should be inside the wall about 1" from the finished surface. The exterior wall should be finished having a slight slope outward to drain out the storm water coming down from the slots of outer frame of the vinyl windows. Such slope will allow drain out the water in to the floor instead of on the wall. Essentially the sloped sill need water proofing and painting to avoid infiltration of water through the gaps or masonry finish.
- xiii. Gap between the window frame and the exterior wall need plastering back. It is required to add lime for the masonry plaster – Sand: Lime – 12: 1 ratio. After curing and drying the applied masonry plaster it is required to apply the finishing acrylic sealant along the open lines between vinyl window frame and the dried wall plaster.
- xiv. All the painting works and any finishing works after the placement should be done appropriately in both interior and exterior walls using CIC weather shield for exterior and pent a light plus for the interior. Vendor should paint complete wall from floor to roof ceiling whenever a replacement is done in that particular wall.
- xv. No excessive gaps or opens around windows and wood frame are allowed under any circumstances. If the gaps are found later due to faulty construction, the vendor should fill all the gaps in a manner that the repair will last without reoccurring.
- xvi. Special care should be taken not do damage or destroy the appearance of the finished wood frame inside of the house as it is directly in the interior space of the house. Secondly the vendor should take extra effort not to damage the vinyl window or the frames during or after the construction. Need to use polythene and tape to cover up each window so that no scratching marks or damage in the glass and frame. Any damage or broken window during and after construction, happened solely due to the contractor negligence, will be replaced at 100% contractors cost.
- xvii. Any other construction or finishing up works to ensure the functionality of the windows and the appearance after installation need to be carried out by the vendor unless otherwise the cost of such item is beyond the original SOW and largely deviate from the guidance given in the field visit.

- xviii. **Embassy will provide mylar papers for the new windows glasses and the vendor shall use a professional contractor to paste them on windows without any air bubble, dust bubble or wrinkles. Any such deficiencies will lead vendor to redo the job and pay for the extra mylar.**

**8. Fabricate and installation of Closet**

- a. Vendor shall install three numbers of closet as per the given drawing details, shall be field verified by the vendor.
- b. Vendor must design and forward drawing that should include color, arrangement of shelves, drawers, and hinges, handles etc. in open door view by taking the actual measurement from the site and as given in the drawing.
- c. Vendor should go through the given space dimensions below and utilize the internal space with more hanging bars for cloths, bottom shoe racks and shelves
- d. Closet should be of minimum 8' in height or go all the way up to the ceiling height, shall take whatever the highest.
- e. Vendor should make, fabricate, and install the closets as specified below and illustrated in the drawings provided.
- f. Vendor shall show the pricing separately to the three area as named in the drawings. Embassy may select all or few of the area and ask to install accordingly.
- g. Product should be
  - i. 3/4" industrial grade engineered wood, 45 lbs./ft.3 density
  - ii. Thermal-fused melamine/Vinyl wrapped
  - iii. 1 mm PVC edge banding
  - iv. Thermal-foil doors and drawers (kitchen cabinet quality)
  - v. 32 hole pattern system (32 mm between holes). 5 mm hole diameter. Holes used to connect components, hardware and accessories.
  - vi. High industry ratings for tolerance, tensile strength, screw-holding capabilities and internal bonding
  - vii. Available to dealers and builders a closet at a time
  - viii. Free-replacement warranty within 4 years
  - ix. Shelves
    - 1. Thickness: 3/4" (19 mm)
    - 2. Edge banding: 0.04" (1 mm)

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3. Thermal-fused Melamine, HPL, Vinyl
  4. Available as fixed cam or adjustable
- h. All the hinges, locks, knobs, handles, hanger bars, sliders, retailers, adjuster etc. should be of European made and must carry warranty of 5 years or more
  - i. All doors of the closet should be hinge type and must seal without any gaps of more than 2mm due to any reason.
  - j. Spaces of indicated in the drawing should be modified such that the walls are level and straight to install laminated wooden closet of the designs shown in the diagram. Any deviation of the dimension and space of the back wall should be considered and full fill final fabrication requirements of sections of the closets. Any gaps presence around the final product should be seal with acrylic wall filler or none lime based filling material.
  - k. Whole working space affected by the closet installation should be painted with CIC brilliant white emulsion paint minimum two coats or as applicable to make the original surface condition
  - l. Vendor must use highest quality European or US made Soft Close hinges that carry minimum five years of warranty.
  - m. Contractor should evaluate the most suitable section for the closet doors, structure, shelves, hinges (European made Stainless Steel), locks, and bonding/sealing agent for a minimum cloth load of 25 kg/3 sq. ft.
  - n. Any of the cloth hangers should be strong enough to handle total cloth load of 25kg/pole. Vendor shall make the bracket and the pole to handle the load while installing the main framework for the closet panel. Vendor will have to do any adjustment, modification, or replacement if these hangers fail to handle the load even at a later stage.
  - o. All the parts/accessories need to be assembled and finished with smooth functioning of sliding/opening/closing and guiding with no extra pulling or pushing. Any adjustment, modification and re-arrangement need to be correctly attended
  - p. Any mechanical/welding/civil/ fabrication works need be carried out by the contractor as required as a part of the given job to complete into the acceptable level of functioning.
  - q. Should carry a functional warranty of 5 years for the workmanship and material used. If needed, contractor will do any repair/service/replacement without any additional expenses to the Embassy during the said period of warranty.

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- r. Vendor must install the closet lights for each closet space such that the interior pile of stock is visible when the door is opened. The switches should be operated through a motion sensor and should automatically off when the doors are closed. All such electrical fittings should be European made and light should be LED of reputed brand. Must provide replacement warranty of two years. Should provide two extra bulbs to keep in stock for quick replacement
- s. Any other minor requirement for the functionality of these closet should be considered and quoted so that the final product should be usable without modifying the cost for such minor changes.
- t. . All doors of the closet should be hinge type and must seal without any gaps of more than 2mm due to any reason.

The Embassy reserves the right to inspect the quality of installation works and to order corrections or replacement, at no additional expense to the Embassy, of items determined as not meeting the minimum standards.

The contractor shall clean up left over materials from the site(s) prior to the project's being determined as complete. No trash or construction debris shall be left in the project area prior to acceptance by the Embassy. The contractor shall make every reasonable effort to keep the job site clean during the duration of the project. Must provide a function warranty for 2 years for material and workmanship.